

City of Lodi Plan Commission: Extraterritorial Land Division Application

◆ 130 South Main Street ◆ Lodi, WI 53555 ◆ Phone (608) 592-3247 ◆ Fax (608) 592-3271 ◆

The City of Lodi Plan Commission meets on the second Tuesday of the month at 6:30 p.m. in the Council Chambers of Lodi City Hall. This form must be submitted with 10 copies of the items listed in the checklist below at least 10 days prior to the Plan Commission meeting for staff review and agenda placement. An incomplete application form and submittal package may result in a delay of your project. In addition to the requirements of this application, please be prepared to attend the Plan Commission meeting to answer questions. Applicants are encouraged to present a conceptual plan to the Plan Commission for discussion prior to commencing professional services for the creation of a Certified Survey Map or plat map. All land divisions within one and one-half miles of the City's corporate boundary shall comply with the requirements of Chapter 300 of the City Code. In addition, City action on the application will be based on the requirements of Section 300-7.1 (Standards for subdivisions and minor subdivisions in the extraterritorial area). If you have any questions about the requirements, please contact Sarah Pittz, Zoning Administrator, at (608) 826-0532.

Project Address:		
Applicant:		
Address:		
Phone:	Fax:	Email:
Owner:		
Address:		
Phone:	Fax:	Email:

Project Description: _____

Owner/Applicant Signature: _____ **Date:** _____

ETZ Land Division Submittal Checklist:	
Complete Application (this page)	The City Clerk will distribute materials to the Zoning Administrator, City Attorney and Plan Commission members upon receipt of a complete application. One copy will remain on record at City Hall.
Concept plan/CSM/Plat (10 copies)	
Letter of Intent (10 copies)	

For Staff Use Only
Date Received:
Project to Appear before Plan Commission on:

§ 300-7.1. Standards for subdivisions and minor subdivisions in the extraterritorial area.

In addition to complying with all other standards and requirements of this chapter, subdivisions and minor subdivisions within 1-1/2 miles of the corporate limits of the City shall comply with the following procedures and standards:

- A. At the start of City review of such subdivisions, the City Attorney or legal counsel shall advise the Plan Commission as to the regulatory standards of this chapter that can legally be applied in light of current statutory and case law, and only those regulatory standards shall be applied.
- B. The following standards addressing appropriateness of land use shall apply to all subdivisions and land divisions in the extraterritorial jurisdiction established by this chapter:
 - 1. Based upon consideration of applicable plans and zoning, the stated intent of the applicant (a statement of intent as to land use shall be a required part of the application for City approval), and other relevant information, the Plan Commission shall adopt a finding of probable use for the lots, outlots and land dedications proposed to be created.
 - 2. As a mandatory precondition of approval, the Common Council, upon advice from the Plan Commission, shall affirmatively find that the probable use or uses identified by the Plan Commission are compatible with present and projected uses of nearby lands, and reasonably consistent with planned land use patterns, and that the projected development represents logical, sequential land use transition, and that agreements are in place between the subdivider-developer and all relevant agencies and entities that have responsibility for providing the proposed development with public services and utility services by which services will be extended and public and utility costs within and beyond the proposed subdivision will be recovered.
 - 3. If the findings called for in Subsection B(2) cannot be made, the City shall deny approval of the proposed subdivision or minor subdivision, unless the size of all parcels in the proposed subdivision or land division is 20 acres or larger.